

**9A Mantons Lane, Lawrence, NSW, 2460**



**House For Sale**

Monday, 9 December 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Sunrise Across The Clarence

Far from your everyday brick and tile, this beautifully presented modern style home was designed to take advantage of the desirable hilltop location and its stunning Clarence River views.

The free-flowing, easy living design invites you straight through to the open plan living areas that open onto a large, covered deck through two, triple sliding stacker doors to create a seamless indoor/outdoor, private living space.

Very appealing to the eye and super functional. This amazing kitchen, the hub of the home will ensure entertaining is a pleasure as you remain connected with guests. Also capturing those amazing views this chef's kitchen boasts a 900mm S/S freestanding stove, a large pantry, stone bench-tops, a huge island bench, dishwasher, lots of drawers and plenty of storage.

The resort style main bathroom has floor to ceiling tiles, a freestanding bath, frameless shower, large louver windows, modern tapware, vanity and toilet.

The main bedroom is generous in size, it has a walk-in wardrobe and access to the main bathroom. Bedroom two is also a decent size with built-in robes, a study nook and direct access to its own private deck.

Located within close proximity, but detached from the home, bedroom three is located at the back of the double car garage and boasts its own en-suite and very funky covered outdoor living space.

This special home boasts personality and many special features throughout, such as Australian Beech timber floorboards, ceiling fans and air-conditioning just to name a few.

9A Mantons Lane is a destination in itself, the 911m<sup>2</sup> block is flood-free, beautifully screened and extensively landscaped. You will always find that perfect, private space to kick back, unwind and allow the Zenbali influenced gardens to take you to your happy place.

To arrange a private viewing, contact the listing agent Ken Bolton on 0402 405 000